

**City of Eau Claire
Plan Commission Minutes
Meeting of June 5, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Klinkhammer, Pederson, Radabaugh, Seymour
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Noel

The meeting was chaired by Ms. Ebert.

1. **REZONING (Z-1596-17) – TR-1A to R-3P, 2622 Sessions Street**
PRELIMINARY PLAT (P-3-17) – Sessions Street Twin Homes
SITE PLAN (SP-1711) – Twin Homes

Mr. Tufte presented a request to rezone property at 2622 Sessions Street from TR-1A to R-3P, to adopt the general development plan for twin homes with a preliminary plat, and to approve the project site plan. The plat lays out three twin homes on the property for a total of six units. There is R-3 zoning abutting the site on the west and north and the request is considered consistent with the Comprehensive Plan. Conditions of the staff report need to be met.

Ms. Mitchell moved to recommend approval of the rezoning, site plan and the preliminary plat with the conditions noted in the report. Seconded by Mr. Pederson and the motion carried.

2. **REZONING (Z-1598-17) – R-1A to P-Public, 1805 Menomonie Street**
PUBLIC ZONING (PZ-1701) – New Ski Jump and Improvements
ACCEPTANCE OF PROPERTY DONATION TO CITY

Mr. Tufte presented a request at 1805 Menomonie Street to rezone property from R-1A to P-Public, to approve a site plan for a new ski jump with improvements and to accept a property donation. A triangular piece of land is proposed to be added to the park site. A new ski jump would be partly built on this land and the hill would be re-graded. The rezoning is consistent with the Comprehensive Plan for public parkland; however the compatibility of the ski jump with surrounding land uses needs to be determined by the Commission. For example, the two annual events at the site need to be addressed to minimize impacts on adjacent properties. The Waterways and Parks Commission recommended approval.

Matt Gundry on behalf of the Flying Eagles Ski Club stated the current 40 meter ski jump is out of date and they want to modernize the facility. The new 55 meter jump would help for training sake and qualify for national championships. They will run shuttle services for events so it does not impact the neighborhood.

Ellen Terwilliger, 105 Mt. Washington Avenue stated the project should be supported and is a benefit for the community. The ski jump has been a good neighbor.

Mr. Klinkhammer moved to recommend approval of the rezoning, site plan and the acceptance of property donation to the city with the conditions noted in the report. Seconded by Mr. Radabaugh and the motion carried.

3. **REZONING (Z-1599-17) – TR-1A and C-2P to C-2P, Mercantile Drive**
CONDITIONAL USE PERMIT (CZ-1705) – Ground floor residence in C-2 zoning district

Mr. Tufte presented a request to rezone property from TR-1A and C-2P to C-2P and to adopt the general development plan for Hope Gospel Men's facility with a conditional use permit to allow ground floor residences within the C-2 zoning district. The location is at the west side of Mercantile Drive, south of Folsom Street. The south property is already approved C-2 zoning for the facility. An adjacent north piece of property is being considered now so the building can be turned and face east on N. Clairemont Avenue. C-2P zoning allows dwelling units and the proposed facility design should be compatible with the abutting commercial. The facility may not be built until 2018 so staff is recommending extending the conditional use permit for two years so they can fundraise. The project is consistent with the previous approval by Commission and City Council.

Applicant, Craig Pedersen with Hope Gospel stated there is a little ravine to the north and west for drainage purposes that buffers the site and the smokers' area will be located in the rear.

Mr. Klinkhammer moved to recommend approval of the rezoning and the conditional use permit with the conditions noted in the report. Seconded by Mr. Brenholt and the motion carried.

4. **REZONING (Z-1600-17) – C-1AP to C-1P, 3260 Birch Street**
CONDITIONAL USE PERMIT (CZ-1706) – Day Care Center in C-1P zoning district
SITE PLAN (SP-1710) – The Learning Tree

Mr. Tufte presented a request to rezone property from C-1AP to C-1P and to adopt the general development plan for The Learning Tree with a conditional use permit to allow a day care center within a C-1P zoning district and to approve the site plan for the project. The existing zoning is only for office but the use is consistent with the Comprehensive Plan for commercial. Access will be provided off the existing drive. A six-foot fence will contain the children's outdoor play area. The various conditions of the staff report need to be met.

Scott Rasmussen, with Durand Builders and on behalf of the Learning Tree Child Care Center, stated they would start in June and be done by year end.

Cassi Stoeklen, owner of The Learning Tree, stated their current space is not large enough to meet the need. They have 26 staff and child care is from 6 weeks old to 12 years old. They are licensed for 76 children but would like to provide for 25 more.

Mr. Klinkhammer moved to recommend approval of the rezoning, site plan and the conditional use permit with the conditions noted in the report. Seconded by Mr. Seymour and the motion carried.

5. **REZONING (Z-1601-17) – I-1 and I-2 to I-1P, 1807 N. Oxford Avenue**
SITE PLAN (SP-1708) – The Brewing Projekt
CERTIFIED SURVEY MAP (CSM-7-17) – Right-of-way dedication for Oxford Avenue

Mr. Tufte presented a request to rezone property from I-1 and I-2 to I-1P and to adopt the general development plan for The Brewing Projekt and to approve a certified survey map and site plan. The project will raise parts of the existing building and add new space for a production

facility and accessory tasting room. The dual zoning will be corrected to I-1P and this will allow for the building to be closer to the right of way. Part of the property will be dedicated to the City for the right of way. They need 29 parking stalls for the land uses. The loading dock on the north side needs to be screened. The Waterways and Parks Commission recommended approval. Staff report conditions need to be met.

Will Glass, owner of The Brewing Projekt, answered a question about the door by the loading bay; that it is a large glass garage door for a fork lift to bring in vats inside the building.

Mr. Radabaugh moved to recommend approval of the rezoning, site plan and the certified survey map with the conditions as noted in the report. Seconded by Mr. Seymour and the motion carried.

6. **FINAL CONDOMINIUM PLAT (P-4-17) – Haymarket Landing Condominium**

Mr. Radabaugh recused himself.

Mr. Tufte presented a request to approve a condominium plat for 220 Eau Claire Street so that the six-story building can be sold into nine ground floor commercial units and one residential unit on floors 2-6. Underground parking would be part of the residential unit. The condominium declaration document has been reviewed by the City Attorney.

Randi Osberg, attorney with Ruder Ware, stated the residential unit will be owned by the University but the property will still be taxable due to the development agreement.

Mr. Klinkhammer moved to recommend approval of the final condominium plat. Seconded by Mr. Granlund and the motion carried.

7. **FINAL CONDOMINIUM PLAT (P-5-17) – 222 Water Street Condominium**

Mr. Tufte presented a request to approve a condominium plat for 222 Water Street so that the four-story building can be sold into two units. Unit 1 is for most of the commercial space on the ground floor. Unit 2 covers the underground parking, a portion of the ground floor, and floors 2-4. Surface parking lots abutting the property are for Unit 1. The condominium declaration document has been reviewed by the City Attorney.

Paul Mirr, attorney with Ruder Ware and who represents Blue Gold Real Estate spoke in support.

Ms. Mitchell moved to recommend approval of the final condominium plat. Seconded by Mr. Klinkhammer and the motion carried.

8. **FINAL PLAT (P-8-16) – Westover Woods**

Mr. Tufte presented a request to approve a final plat for Westover Woods, located north of Westover Road and west of State Street. The seven-lot plat is consistent with the preliminary plat. Access will be provided off State Street for two lots and the rest will have access off a new cul-de-sac named Westover Woods Court.

Mr. Pederson moved to recommend approval of the final plat. Seconded by Mr. Klinkhammer and the motion carried.

9. **FINAL PLAT (P-1-17) – Hoyem Acres 7th Addition**

Mr. Tufte presented a request to approve a final plat for Hoyem Acres 7th Addition, located at the southwest corner of West Frank Street and Preston Road. The plat creates 14 lots for new single-family homes along with a lot for the existing home. The plat is consistent with the preliminary plat but the name of the new street should be changed to Hoyem Lane to match the existing street to the north.

Mr. Pederson moved to recommend approval of the final plat with the name change to Hoyem Lane. Seconded by Mr. Klinkhammer and the motion carried.

10. **CERTIFIED SURVEY MAP (CSM-5-17) – North Shore Drive**

Mr. Tufte presented a request for a variance to the Subdivision Code requirements to allow a lot line adjustment for two properties on North Shore Drive in the Town of Seymour. The existing lots have grandfather rights. The Commission has granted these lot line adjustments in the past when it corrects property issues. The request is to rectify a shed encroachment but the new lot sizes are under the 10-acre agreement standard with the town and thus a variance is needed.

Mr. Klinkhammer moved to approve the CSM. Seconded by Mr. Radabaugh and the motion carried.

11. **CERTIFIED SURVEY MAP (CSM-6-17) – CTH “QS”**

Mr. Tufte presented a request to create two buildable lots in the Town of Seymour. The 15-acre parcel is within the Urban Sewer Service Area, but the nearest city utilities are about one and one-half miles away. The infill project must meet criteria to waive the 10-acre lot size standard with the Town.

Scott Kramer, with Kramer Land Design Studio, stated the 10-acre lot standard compelled lot sizes and the two 66-foot wide right-of-way accesses off Thistle Lane to become long driveways.

Mr. Klinkhammer moved to approve the CSM. Seconded by Mr. Granlund and the motion carried.

12. **SITE PLAN (SP-8710 Amd) – Baymont Inn & Suites, 4075 Commonwealth Avenue**

Mr. Tufte presented a request to approve a site plan for a 40-stall parking lot addition at the northeast side of the hotel. There are 93 stalls currently on site. At 133 stalls total, this request exceeds the maximum allowed for the use. The applicant plans later to subdivide the parcel for a future commercial pad site, located on existing parking at the southwest corner of the property. The Commission needs to determine if this request should be approved despite no formal plans submitted for the future pad site.

On behalf of the applicant, Leonard Triborg with Cedar Corporation, stated he did not know what commercial use would go in at the southwest corner. The extra parking would allow the owner to market the pad site while providing enough hotel parking during construction.

Commissioners had concern on approving extra parking when a project might not occur.

Mr. Pederson moved to approve the site plan. Seconded by Mr. Klinkhammer. The motion failed on a 4 to 4 vote, with Commissioners Brenholt, Ebert, Mitchell, and Seymour dissenting.

13. **DISCUSSION/DIRECTION**

A. North River Fronts Neighborhood Plan

Mr. Noel explained the public process to develop the draft working with the neighborhood and steering committee. Major goals of the plan update are improving home ownership rates and housing quality; along with enhancing Forest Street, its adjacent park and being open to redevelopment opportunities north of East Madison Street.

Commissioners had questions about floodplain issues related to development.

North River Fronts Neighborhood Association President, Tami Schraufnagel stated the steering committee met and reviewed the draft and were in support, except they would like to see the boundaries of the neighborhood encompass Phoenix Park and the North Barstow redevelopment. She said the 2004 plan had a policy to consider this boundary change and was not completed. Their association supports the change and hoped that the issue would be resolved with this plan update to enhance the marketability and livability of the larger neighborhood.

Mr. Tufte stated boundary changes would require amendments to other plans, such as the Comprehensive Plan's Downtown Plan. He asked if Downtown Eau Claire Inc. and the North Barstow/Medical Business Improvement District boards have provided their support. He also stated when two plans overlap there can be disagreement on land use decisions.

Commissioners had suggestions on what might be done such as addressing the boundaries during the 2020 update to the Comprehensive Plan. Mr. Brenholt stated the plan is solid outside of the boundary debate and a public hearing would be a good time to hear more on the issue.

Mr. Klinkhammer moved to hold the public hearing. Seconded by Mr. Brenholt and the motion carried.

B. Code Compliance Items

None.

C. Future Agenda Items

None.

D. Additions or Corrections to Minutes

None.

14. **MINUTES**

The minutes of the meeting of May 15, 2017 were approved.


Craig Brenholt, Secretary